

HOUSING

4



Various Housing types in Fayetteville



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**CITY
PLAN
2030**

**TABLE 4.1
HOUSING OCCUPANCY AND TENURE**

Occupancy	Housing Units		
	2010	2000	Percent Change
Total Occupied Housing Units	30,531	23,798	28%
Owner-occupied	12,852	10,047	28%
Renter-occupied	17,679	13,751	29%
Total Vacant Housing Units	3,783	1,669	127%
Total Housing Units	34,314	25,467	35%

Source: American Community Survey

4.1 Housing Occupancy And Tenure

OCCUPANCY. Historically consistent, the number of renter-occupied housing units is higher than owner-occupied housing units, reflective of the large student population. According to the 2009 ACS Data, the total number of occupied housing units increased by approximately 28 percent from 2000, adding 6,733 units. Both renter and owner-occupied housing increased by a little less than 30 percent.

VACANCY. While the vacancy rate in Fayetteville was significant by lower than the national average in 2000 at 6.6 percent, in 2009 the vacancy rate is at 11 percent compared to a national vacancy rate of 12 percent. This increase in the vacancy rate can be attributed to overbuilding that occurred between 2005 and 2008.

**TABLE 4.2
RESIDENTIAL HOUSING TYPE (FAYETTEVILLE)**

	Number of Units				Percent of Total Units	
	2000	2009	Units Added (01-10)	Percent Change (00-10)	2000	2009
Single Family	13,731	16,815	3,084	22%	52%	50%
Duplex and Multi-Family	12,479	16,678	4,199	34%	48%	50%
Total	26,210	33,493	7,283	28%	100%	100%

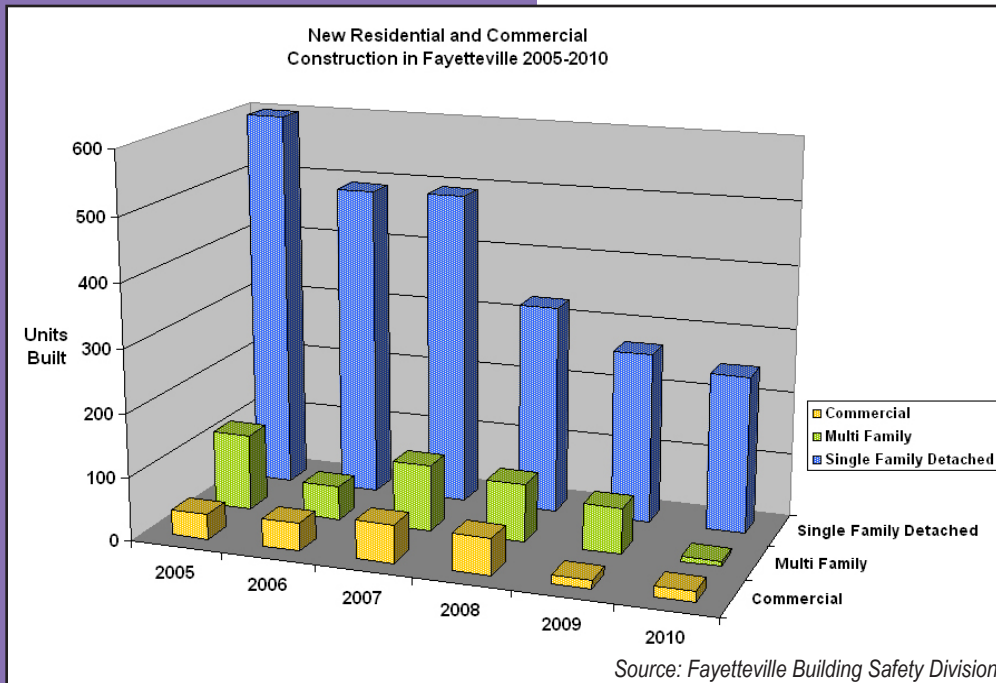
Source: American Community Survey

4.2 Housing Types

Table 4.2 provides information on residential housing by type. To calculate the number of units in 2000, annual building permit data between 1990 and 2000 was added to data from the 1990 Census. Duplex and Multifamily are not separated because in 1990 duplexes were included in the category 2 to 4 units, thus combining duplexes with multifamily counts. From 1990 to 2010, the percent of single family housing of total housing continues to decrease by two percent each decade, reflecting a national trend.

UNIVERSITY HOUSING. The University of Arkansas provides on-campus and off-campus student housing facilities. On-campus facilities include fifteen residence halls: one men's; three women's, and eleven coed. The residence halls house 4,675 students and 200 students are living in on-campus apartments, for a total of 4,870 on-campus housing units.





4.3 Residential Building Activity

The residential building activity reflects the national housing trend, which shows record single-family units added between 2005 and 2007 and then declining through 2010. Multi-family development shows less fluctuation, although it also shows a precipitous decline in 2010.

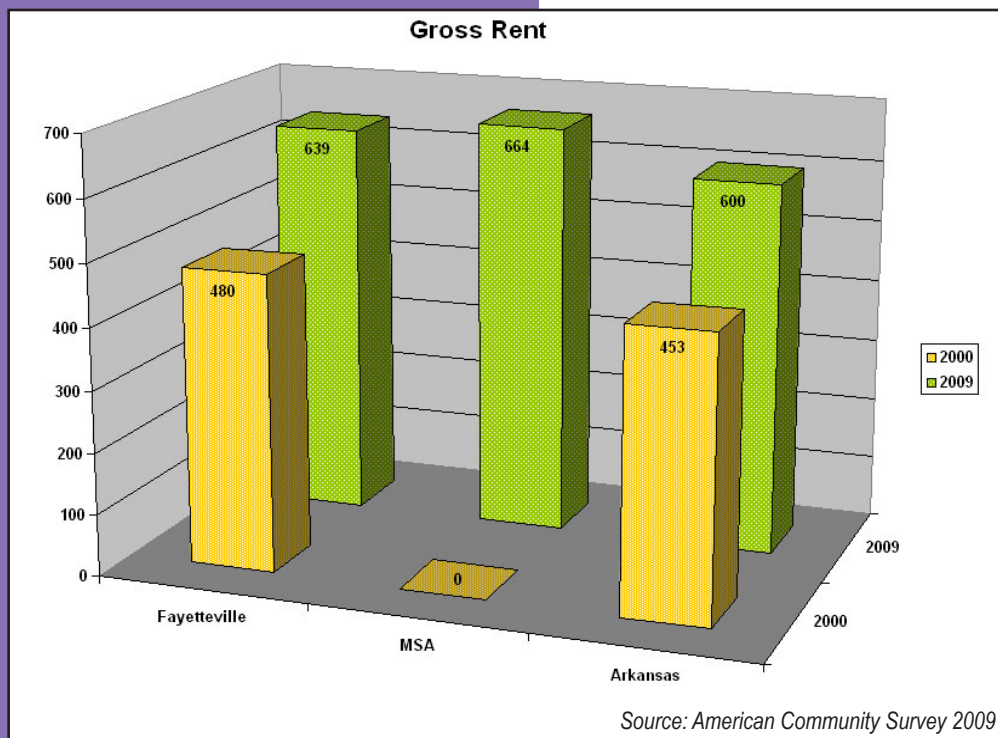
**TABLE 4.3
HOUSING: YEAR CONSTRUCTED**

Time Period	Units Built	Percent of Total
2005-2009	2,102	6%
2000-2004	4,723	14%
1990-1999	8,984	26%
1980-1989	5,683	17%
1970-1979	4,737	14%
1960-1969	2,838	8%
1950-1959	2,242	7%
1940-1949	1,240	4%
1939 or earlier	1,765	5%
Total	34,314	100%

Source: Northwest Arkansas Regional Planning Commission

4.4 Age of Housing

Almost 90 percent of the existing housing stock was built during the last half of the twentieth century and almost 50 percent was built during the last two decades. The largest number of homes were built between 1990 and 2000 with 8,984 units. Approximately 3,000 units were built prior to 1950 indicating a number of units that could face deterioration without adequate maintenance.



4.5 Gross Rent

In 2009, the monthly median rent in Fayetteville was \$639 compared to \$664 for the MSA and \$600 for the entire State. The City's median rent increased by approximately 30 percent since 2000 whereas median rent increased 25 percent for the State. In 2009, 7,419, or 44 percent, of the total 16,990 renter-occupied units in Fayetteville had rents in the \$500-749 range.

4.6 Housing Concerns

One measure of housing affordability is a comparison of changes in median house value and median household income over time. The percent change in Fayetteville's median house value is greater than the change in median household income, indicating that the values in homes are outpacing increases in household income, which significantly impact the ability of home ownership for many potential home buyers.

**TABLE 4.4
HOUSING COST CHANGE**

	2009	2000	Difference	Percentage Change
Median House Value	169,700	100,300	69,400	69%
Median household Income	40,655	31,345	9,310	30%

